



PLANNING COMMISSION AGENDA

**City Council Chamber
200 Old Bernal Avenue
Pleasanton, California**

**Wednesday, May 8, 2013
7:00 p.m.**

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to make a presentation, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than five minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Next Resolution No. is PC-2013-21

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

2. APPROVAL OF MINUTES**a. April 24, 2013****3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA****4. REVISIONS TO THE AGENDA****5. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

a. P12-1820, Stoneridge Properties, LLC (Simon Property Group)

Application to amend the Development Agreement for an additional five years regarding an approximately 362,790-square-foot expansion to the Stoneridge Shopping Center located at 1-1700 Stoneridge Mall Road. Zoning for the property is the CR(M) – (Regional Commercial – Mall) and PUD-MU (Planned Unit Density – Mixed Use) Districts.

StaffRpt & ExhA-Draft DA Amendmt
ExhC-1stAmend to DA, 11/5/1992

ExhB-Original DA, 11/5/1992
ExhE-Maps

6. PUBLIC HEARINGS AND OTHER MATTERS**a. PUD-81-30-87D, St. Anton Partners, Inc. – Anton Hacienda Apartments**

Application for Planned Unit Development (PUD) Development Plan approval to construct 168 apartment units and related site improvements at 5729 West Las Positas Boulevard. Zoning for the property is Planned Unit Development – High Density Residential (PUD-HDR) District.

<u>Staff Report</u>	<u>ExhA-COAs</u>	<u>ExhB1-Plans-Narr-GrnPts</u>
<u>ExhB2-TreeRpt</u>	<u>ExhB3-AirQty&GrnGas</u>	<u>ExhB4-GeotechRpt</u>
<u>ExhB5-EnvirAssessRpt</u>	<u>ExhB6-TrafNoiseRpt</u>	<u>ExhB7-TrafImpactRpt</u>
<u>ExhB8-CAP Cklist</u>	<u>ExhC-11/14/2012 PC-WS Min</u>	
<u>ExhD-5/2/2013 HsgCommSR</u>	<u>ExhE-SEIR Addendum</u>	
<u>ExhF-Ord2033; ExhG-RecipEasemtAgmt; ExhH-HBP Ltr; ExhI-Maps</u>		

b. PUD-84-04-07M, Tranquil Massage Center

Application for a Major Modification to the approved Planned Unit Development (PUD-84-04) governing the Meadow Plaza Shopping Center located at 3112-3128 Santa Rita Road to allow massage establishments where three or fewer massage technicians provide massage services at any one time as a permitted use and massage establishments where four or more massage technicians provide massage services at any one time as a conditionally permitted use. Zoning for the property is PUD-C-O (Planned Unit Development –Commercial & Offices) District.

SR;ExhA-Narr; ExhB-Email

ExhC-PMC 6.24

ExhD-Ord1035; ExhE-Res2691 & Ord1215; ExhF-Maps

c. Appeal of P12-1771, Pacific Neon Company on behalf of Blackhawk Network

Appeal of the Zoning Administrator's denial of an application for Sign Design Review to install two wall-mounted signs at 6220 Stoneridge Mall Road. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

7. MATTERS INITIATED BY COMMISSION MEMBERS**8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION****a. Future Planning Calendar****b. Actions of the City Council****c. Actions of the Zoning Administrator****d. Matters for Commission's Information****9. ADJOURNMENT****Notice**

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division located at 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disability to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Maria L. Hoey, Office Manager, (925) 931-5602; mhoey@cityofpleasantonca.gov; or Christina Morales, Senior Office Assistant, (925) 931-5603; cmorales@cityofpleasantonca.gov